Karen Johnson Davidson County
Batch# 1325664 DEEDWARR
09/23/2025 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250923-0075697

WARRANTY DEED

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

File No. CR-25-11005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aryagne Dos Santos Pereira	New Owners	
(NAME)	(NAME)	
2421 Solomon Lane		050-02-0A-125.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Anthony Mancini and Jessica Mancini, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aryagne Dos Santos Pereira, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Final Plat of Belle Arbor PUD, Phase 4 (Formerly known as Victory Village PUD) of record in Instrument No. 20180513-0042421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Mancini, unmarried and Jessica Hunt, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20181009-0099900 Register's Office for Davidson County, Tennessee, dated October 05, 2018 and recorded on October 09, 2018.

Being the same property conveyed to Brandon Lippman Trustee by Quitclaim Deed from Anthony Mancini and Jessica Hunt n/k/a Jessica Mancini of record in Instrument No. 20210722-0098591 Register's Office for Davidson County, Tennessee, dated July 13, 2021 and recorded on July 22, 2021 and within the same deed the said Brandon Lippman, Trustee conveyed his interest in the subject property to Anthony Mancini and Jessica Mancini, husband and wife

This is property more commonly known as 2421 Solomon Lane, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant

and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 18th day of September, 2025.

Anthony Mancini

Jessica Mancini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2025, before me personally appeared Anthony Mancini and Jessica Mancini, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of September, 2025.

Notary Signature
My commission expires: May 8, 2028.

Andrew Suzore
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, Jennifer Harris, do hereby make oath that the I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9.18.25 (date of document).

Affiant Signature

9.18.25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18th day of September, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY